



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/25/2014

TO: _____

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00015 CO14-0057 WEYRICK – Proposed parcel map with conditional use permit for a 3-lot parcel map and construction of 10 pole barn covered structures and 2 workshops. Site location is 4685 Theater Dr, Templeton. APNs: 040-201-024 and -025

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____ Date

_____ Name

_____ Phone

NCSAL/ TEMP
CS RR

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map *W CUP*
- Road Abandonment
- Condominium (new or conversion)
- Tract Map
- Road Name

CO14-0057

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Colin Weyrick Daytime Phone 805-461-3800
 Mailing Address PO Box 688, Templeton CA Zip Code 93465
 Email Address: _____

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Road, Atascadero CA Zip Code 93422
 Email Address: kim@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: +/- 28 acres Assessor Parcel Number(s): 040-201-024 & 025
 Legal Description: Portions of Lot 30 of the Rancho Paso de Robles
 Address of the project (if known): 4685 Theater Drive, Templeton
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:
Southwest of the Main Street / Highway 101 interchange.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Lumber material and equipment storage yard. Existing pole barn saw structure.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): _____
 Please see enclosed Detailed Project Description.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature *Kim Johnson* Date 8/15/14

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: Parcel 1- 3.26 AC, Parcel 2- 8.97 AC, Parcel 3- 15.75 AC

Number of existing lots, parcels or certificates: 1 parcel Existing parcel sizes: 27.98 AC

What will the property be used for after division: Commercial (Lumber Yard), Residential Rural

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: _____ CO 02-0085 COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval? Yes No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

Surrounding parcel ownership: Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Describe existing and future access to the proposed project site: _____

Existing and future access from Theater Drive _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Commercial Services, Public Facilities South: Residential Rural- Single Family Residence

East: Commercial Retail, Public Facilities West: Residential Rural- Single Family Residence

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: TCSD

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: Templeton Community Service District

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreeage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 23 acres
Moderate slopes of 10-30%: 5 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: 8 acres of 28 acres previously graded and paved for lumber yard
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Highway 101

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system
- 2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain Domestic use for office
 Industrial – Explain _____
- 3. What is the expected daily water demand associated with the project? minimal water use
- 4. How many service connections will be required? _____
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Total of 5 units allotted to parcel, please see Will Serve
- 6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
- 7. Does water meet the Health Agency's quality requirements? Yes No
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
- 8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

- 1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
- 4. Has a piezometer test been completed?
 Yes No
- 5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

- 1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
- 2. What is the amount of proposed flow? _____ G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: Mid-State Solid Waste
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Templeton Unified School District
- 2. Location of nearest police station: Templeton
- 3. Location of nearest fire station: Templeton
- 4. Location of nearest public transit stop: Los Tables Rd, Templeton
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: _____
Existing lumber and storage yard.
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

- 1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
- 2. If yes, is the site currently under land conservation contract? Yes No
- 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

- 1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
- 2. Will the development occur in phases? Yes No
If yes describe: _____
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?
 Yes No
If yes, please describe and provide "ED" number(s): ED08-106

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Conditional Use Permit for development at existing lumber yard on 8 acre portion of site.

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: _____
Existing and future access from Theater Drive. _____

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Commercial Services, Public Facilities South: Residential Rural- Single Family Residence
East: Commercial Retail- Undeveloped Highway 101 West: Residential Rural- undeveloped

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 79,400 sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: +/- 2 acres sq. feet acres

Total area of grading or removal of ground cover: N/A sq. feet acres

Number of parking spaces proposed: Existing Height of tallest structure: 25

Number of trees to be removed: 0 Type: _____

Setbacks: Front 150 ft Right 55 ft Left 55 ft Back 20 ft

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: TCS D

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Templeton Community Service District

For commercial/industrial projects answer the following:

Total outdoor use area: Existing storage yard sq. feet acres

Total floor area of all structures including upper stories: 79,400 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

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File No _____

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- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 8 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: 8 acres previously graded and paved
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Highway 101

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain Domestic use for office
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? Minimal water use
4. How many service connections will be required? 1 existing connection
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing water lines on property for hose and irrigation.
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: Mid-State Solid Waste
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Templeton Unified School District
2. Location of nearest police station: Templeton
3. Location of nearest fire station: Templeton
4. Location of nearest public transit stop: Los Tables Rd, Templeton
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
Existing lumber and storage yard.
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: Monday through Friday Hours of Operation: 6:00 am to 6:00 pm
2. How many people will this project employ? 13
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: trucks (50 to 75 decibels), forklifts (69 to 75 decibels), & saws (52 to 78 decibels).
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 63 Between 4:00 to 6:00 p.m. 45
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
If yes describe: Phase 1- Office trailer, Phase 2& 3- workshops, Phase 4- Material cover barns
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Fence and storage building at property line to have solid sides to mitigate noise and visual impact.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): ED08-106

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Building permit for covered structures and offices.

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



Detailed Project Description
Weyrick Companies
Request for a Phased Conditional Use Permit
Vesting Tentative Parcel Map - 3 Lot Parcel Map
600 North Main Street, Templeton, CA
APN 040-201-024 / APN 040-201-025

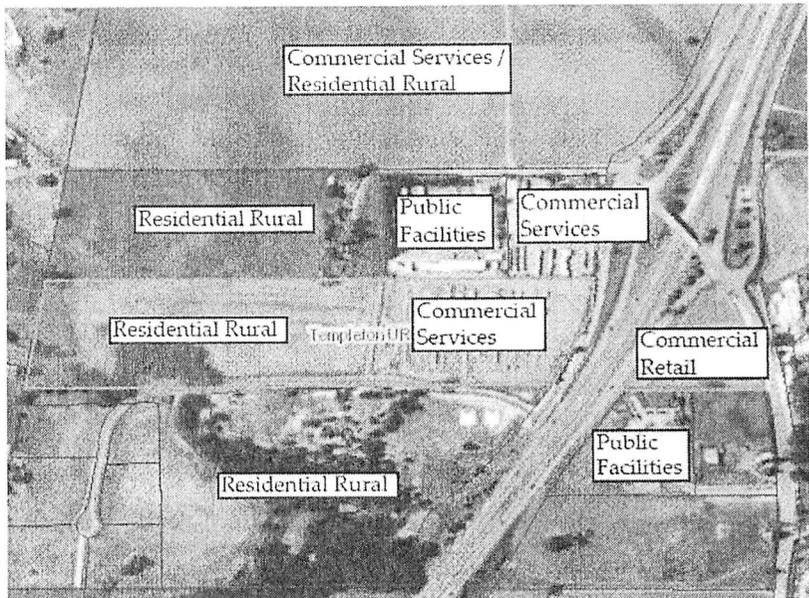
Background

In December 2009, Colin Weyrick was granted approval for Conditional Use Permit DRC2007-00024. DRC2007-00024 approved an expansion of the existing lumber / landscaping yard located at 600 North Main Street in Templeton (APN 040-201-024, 025, 026). The Conditional Use Permit approval included an approximate eight acre expansion of the lumber yard, the construction of ten new pole barns, a new 12,000 SF sales office, a 1,500 SF stationary band saw station, expansion of the existing detention basins, and a parking modification to reduce the number of required spaces. Since the 2009 approval, the use of the eight acre storage yard as a lumber yard was 'vested', since the grading permit for the site improvements was finalized, however because construction did not begin for the 10 pole barns or the sales office, that portion of the Conditional Use Permit has expired.

The enclosed application is a request for approval of a Vesting Tentative Parcel Map for a 3 lot subdivision and concurrent processing of a Conditional Use Permit to allow the construction of 10 pole barn covered structures and 2 workshops.

Site Location

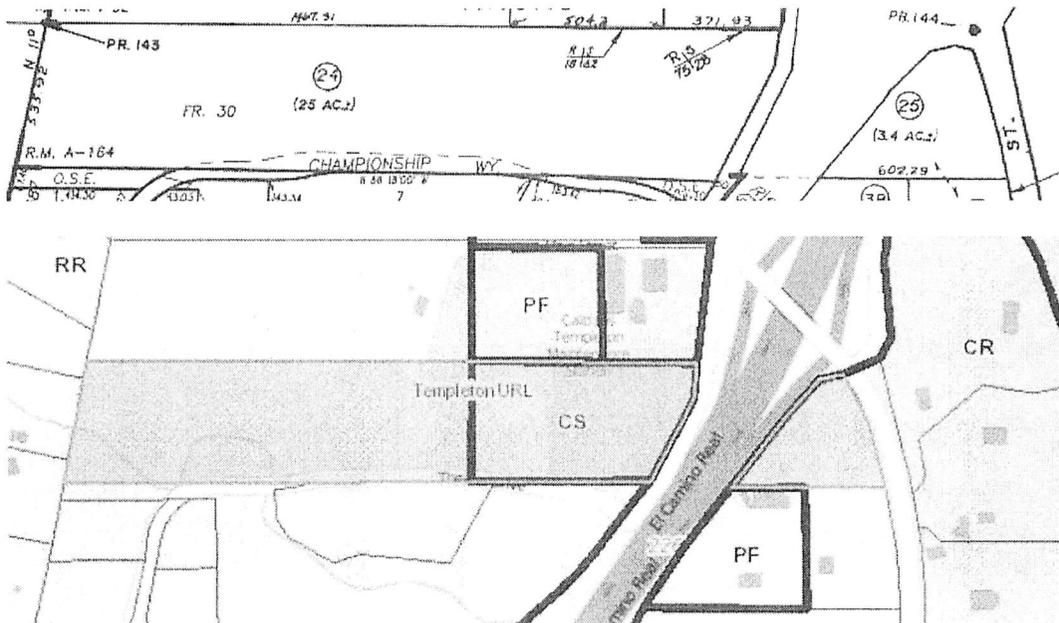
The project site is a +/- 28 acre parcel (APN 040-201-024 and 025) located off of Theater Dive and North Main Street south of the Highway 101 / Main Street interchange. The site is zoned Commercial Service / Residential Rural and Commercial Retail and is located within the Templeton Urban Area contained in the Salinas River Area Plan.



Parcel Map

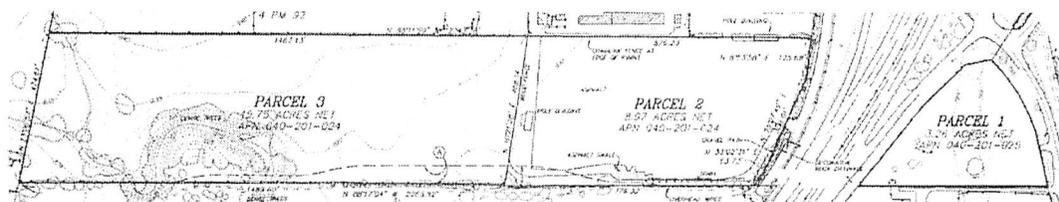
Existing Parcel Configuration:

The proposed project includes a parcel map to subdivide the existing legal parcel into three individual legal parcels. The existing legal parcel is 27.98 acres, APN 040-201-025 and APN 040-201-024, and is categorized Commercial Retail, Commercial Service and Rural Residential. Highway 101 runs through a portion of the property dividing 3.26 acres from the remainder of the property.



Proposed Parcel Configuration:

The proposed parcel map is intended to divide the parcel according to the zoning boundaries. The proposed parcel configuration is Parcel 1- 3.26 acres zoned Commercial Retail, Parcel 2- 8.97 acres zoned Commercial Services, and Parcel 3- 15.75 acres zoned Rural Residential.



Based upon section 22.22.070- Residential Rural Category of the County Land Use Ordinance the minimum parcel size for the residential portion of the property is 5 acres. Parcel 3 of the proposed Parcel Map is categorized as Residential Rural and is proposed to be 15.75 acres, meeting the minimum parcel size requirement.

Section 22.22.090- Commercial and Office Categories of the County Land Use Ordinance specifies that the minimum parcel size for new parcels is 1 acre for properties connected to community water and served by individual septic systems with a percolation rate greater than 5 min/in; a minimum parcel size of 6,000 square feet is required for parcels that are connected to community water and sewer. Parcel 1 is categorized as Commercial Retail and will be connected to community water and sewer. Parcel 1 is proposed to be 3.26 acres well above the 6,000 square feet minimum parcel size. Parcel 2 is categorized as Commercial Services and is connected to community water and has an on-site septic system. Parcel 2 is proposed to be 8.97 acres, meeting the minimum parcel size of 1 acre.

Conditional Use Permit

Project History

Weyrick lumberyard was established on the northern parcel (APN 040-201-046) under land use permit D940211D. Over time the lumberyard expanded to the proposed project site (APN 040-201-024). Originally the project site (APN 040-201-024) was in the Residential Rural land use category. On May 15, 2007 a General Plan Amendment was approved (G020007M:C) to change 8 acres of the Rural Residential parcel to Commercial Services land use category. When the General Plan Amendment was adopted, additional Planning Area Standards were adopted specifying the allowable uses of the site as well as development standards for future projects. A subsequent use permit was approved (DRC2007-00024) approving the improvements associated with the lumber yard operations. The use of the site as a lumber yard was vested in 2012 with the final of grading permit PMT2009-01303.

Most recently a Substantial Conformance Request to DRC2007-00024 was approved on January 7, 2014 to allow minor construction of an office, restrooms and limited storage area to the existing stationary saw station. Substantial Conformance addition to also include construction of sound wall around the existing ban saw to comply with conditions associated with DRC2007-00024. A building permit application for the office and restrooms is currently under review with the County Building Department.

Conditional Use Permit Project Summary

Phased Construction Conditional Use Permit to Construct Buildings to Support Existing Lumber Yard Operations. The project currently proposes to construct the following improvements in several phases:

Phase 1:

- A 384 sq.ft. mobile office trailer

Phase 2:

- One 3,200 SF workshop

Phase 3:

- One 3,200 SF workshop

Phase 4

- Ten pole barns to cover / store on-site materials,
 - One at 12,000 sq.ft.
 - Six at 6,000 sq.ft.
 - Three at 5,200 sq.ft.

Zoning: Commercial Service
APN: portion of 040-201-024
Site: 8.97 Acres
Site disturbance: 0 acres

Building Height: Allowed- 25' above average natural grade
Proposed- 25' above average natural grade

Total Use Areas: 268,000 SF of outdoor use area

Land Use Ordinance

Special Use Standards - Building Material Sales:

Land Use Ordinance Section 22.30.140 (Building Material Sales) sets forth standards for building material sales including retail ready-mix concrete operations within the Commercial Service land use category. The project does not include retail ready-mix concrete operations; therefore, no special use standards apply.

Salinas River Area Plan

Commercial Service Planning Area Standards - Theater Drive / Highway 101

Interchange:

There are specific development standards contained in the Salinas River Area Plan for the subject property. The proposed project is similar to the previous project that was approved under DRC 2007-00024. The previous project was reviewed for consistency with the Planning Area Standards and found consistent with the Standards. Below is a

discussion and re-iteration of the proposed projects consistency with the Commercial Service Theater Drive / Highway 101 Interchange Area Plan Standards.

Limitation on use. Allowable land uses shall be limited to Building Materials and Hardware and incidental outdoor storage, Nursery Specialties, and Vehicle and Freight Terminals.

The site will continue to be used for outdoor storage of lumber and other building materials and a vehicle freight terminal for Weyrick Companies consistent with the allowed uses. The intent of the proposed project is to provide covered work areas and covered storage for the existing lumber yard use.

b. Height limitation. The height of structures shall not exceed 25 feet, except that an additional five feet may be utilized for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. This 25-foot height limitation may be increased subject to an adjustment in compliance with Section 22.70.030 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101. On 2006 Assessor's Parcel Number 040-201-024, no buildings or structures exceeding six feet in height shall be permitted within 150 feet of the east property line.

The proposed pole barn structures will have a maximum height of 25' at the tallest point. All proposed structures are outside of the 150' buffer from the east property line. The landscaping buffer required as a condition of the previous use permit has been installed and provides adequate visual screening of the site.

c. Building coverage limitation. Building ground floor coverage is limited to 20 percent of the site.

The entire site has previously been disturbed, graded and paved. The proposed pole barn structures are intended to cover building materials currently stored onsite. The total building coverage for the existing saw structure and the proposed covered storage structure is 72,824 SF, which equals approximately 1.67 acres. 1.67 acre building coverage of an 8.97 acre site equates to approximately 18% building coverage of the project site.

d. Landscaping/screening. Upon application for a land use permit or construction permit, a landscaping plan shall be submitted and shall meet the requirements of Chapter 22.16 of the County Land Use Ordinance. The landscaping plan shall include a buffer on the west, south and east sides that is deep enough for staggered in-depth plantings of shrubs and trees (evergreen with incidental deciduous species) with a minimum 15-foot height at plant maturity, to achieve a solid, natural-appearing screen from most angles of viewing. A minimum six-foot tall solid fence or

screening wall (consistent with the Templeton Community Design Plan) shall be constructed at the interior boundary of the buffer area, and landscaping shall be installed in between the property lines and the fence or wall.

A ten foot landscape setback currently exists along the eastern and southern property with a solid stone wall along the east property line and solid wood fence along the southern property line consistent with County Land Use Ordinance, the general Commercial Service Area Plan Standards, and Templeton Community Design Plan.

e. Noise. Upon application for a land use or construction permit, a noise mitigation plan shall be submitted. The plan shall include measures such as buffers, solid fencing, vegetated earthen berms, and site design that would ensure that generation of noise would not significantly affect existing or future residential uses. Orientation of buildings shall be away from Residential Rural properties.

Buffers, solid fencing, designated forklift routes, and solid walls facing the property line are all included in project description. See noise below for more details.

f. Exterior Lighting. Exterior lighting shall be located and designed to direct light downward and to the interior of the site and to avoid the light source being visible from other properties, streets and Highway 101, by such means as shielding and fullcut off lights. A photometric analysis shall be provided with the submittal of any land use permit or change in lighting to determine the extent of off-site lighting and glare.

The hours of operation of the proposed project are from 6:00 am to 6:00 pm which reduces the need for exterior lighting. Any exterior lighting will be shielded and downcast the lighting as required.

g. Hours of operation. With any land use permit application, hours of operation shall be addressed to minimize night-time hours of operation including truck deliveries and unloading, to avoid noise impacts onto adjacent residential properties.

The hours of operation will be limited to 6:00 am to 6:00 pm to avoid noise impacts for neighboring properties.

Environmental Review

Vesting Tentative Parcel Map:

The proposed Vesting Tentative Parcel Map is a minor land division consistent with a Class 15 Categorical Exemption. The site is located within the Templeton Urban Reserve Line and is proposing a subdivision to three parcels. No zoning changes or variances are

required. Services and access is provided for all of the proposed parcels. The subdivision portion of the project qualifies for a Class 15 Categorical Exemption.

Conditional Use Permit:

The current Conditional Use Permit proposed is similar to the project reviewed and approved under Conditional use Permit DRC2007-00024. Mitigated Negative Declaration ED 08-106 was certified as part of the approval of DRC 2007-00024. The current project should be able to rely on the previously certified Mitigated Negative Declaration.

Below is a discussion of how the project impacts can be found consistent with the impacts identified and mitigated under the previous Environmental Determination.

Noise

The potential for project noise impacts were discussed in the Mitigated Negative Declaration ED08-106. The project will be the same as the previously approved project (DRC2007-00024), which will likely result in the same environmental determination and conditions of approval as was done with DRC2007-00024/ ED08-106.

Two noise studies were submitted that discussed potential impacts from saws, trucks and forklifts. The proposed hours of operation are 6:00 am to 6:00 pm to avoid night-hour noise generation. Designated truck and forklift circulation routes are proposed to mitigate noise impacts at the property line of adjacent residential uses. The proposed pole barn structures adjacent to the south and west property line are proposed to have solid, insulated walls. The solid insulated walls at the property line will result in a reduction in noise as it will allow activities that currently occur outside with no noise buffer to occur inside with a noise buffer. The previous use permit required sound walls to be constructed around the existing saw stations to attenuate noise generated from the saws. A building permit (PMT2013-02343) is currently under review which includes sound walls to satisfy that condition. Implementation of the above mentioned mitigation measures would limit the noise generated by the lumber yard operations to an acceptable range allowed by the planning area standards.

Aesthetics

Potential aesthetic impacts of the proposed buildings were discussed in the Mitigated Negative Declaration ED08-106. The project will be the same as the previously approved project (DRC2007-00024), which will likely result in the same environmental determination and conditions of approval as was done with DRC2007-00024/ ED08-106.

The proposed project includes the construction of 10 pole barn structures and two workshops. The proposed buildings are all under 25 feet tall, and limited to 20 percent of the project site. No buildings or structures are proposed within 150 feet of the east property line. The landscaping setback and masonry wall required to mitigate visual impacts of the structures was constructed as part of the previous use permit approval. The proposed project is in compliance with existing ordinance and planning area

standard. Therefore the proposed project would not result in any significant visual impacts.

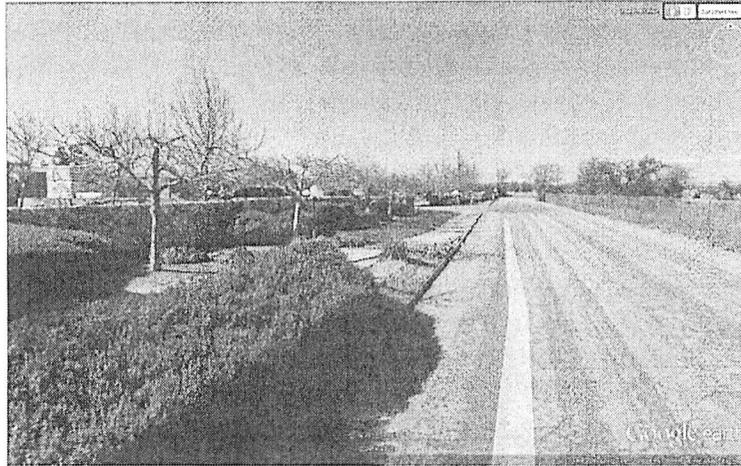


Figure 1: West Property Line- Existing landscape setback and stone wall.

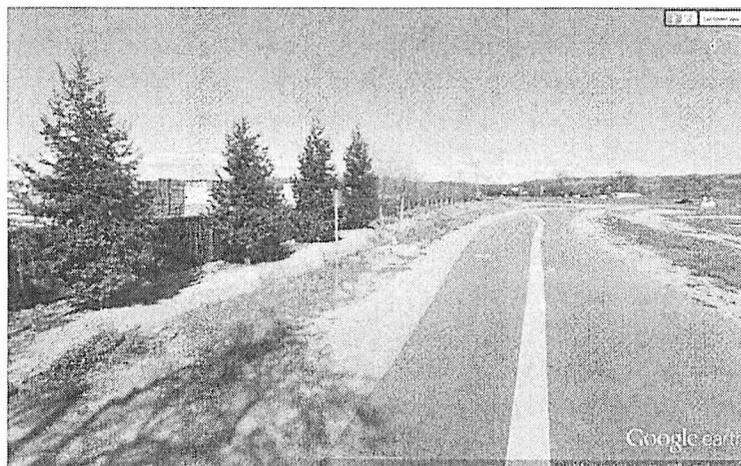


Figure 2: South Property Line- Existing landscaping setback and solid wood fence.

Traffic

The existing lumberyard resulted in 45 additional daily trips, which did not result in a significant traffic impact. A road dedication was provided upon along the western boundary to accommodate the potential Highway 101 / Main Street improvements. Road fees were paid as part of the previously approved use permit. There is no change of use proposed as part of the current Conditional Use Permit application that would generate additional traffic.

The proposed CUP is to provide covered storage and covered work areas to support the existing lumberyard operations. The original CUP (DRC2007-00024) included a 12,000 SF administration and sales office. The office is no longer included in the current proposed

project, therefore daily traffic trips are actually reduced, and therefore a traffic study is not warranted.

Parking

The previously approved use permit (DRC 2007-00024) requested a parking modification to reduce the number of required parking spaces. The northern property (APN 040-201-046) and the sales office component have been removed from the proposed project. Therefore a parking modification is no longer requested.

Fencing

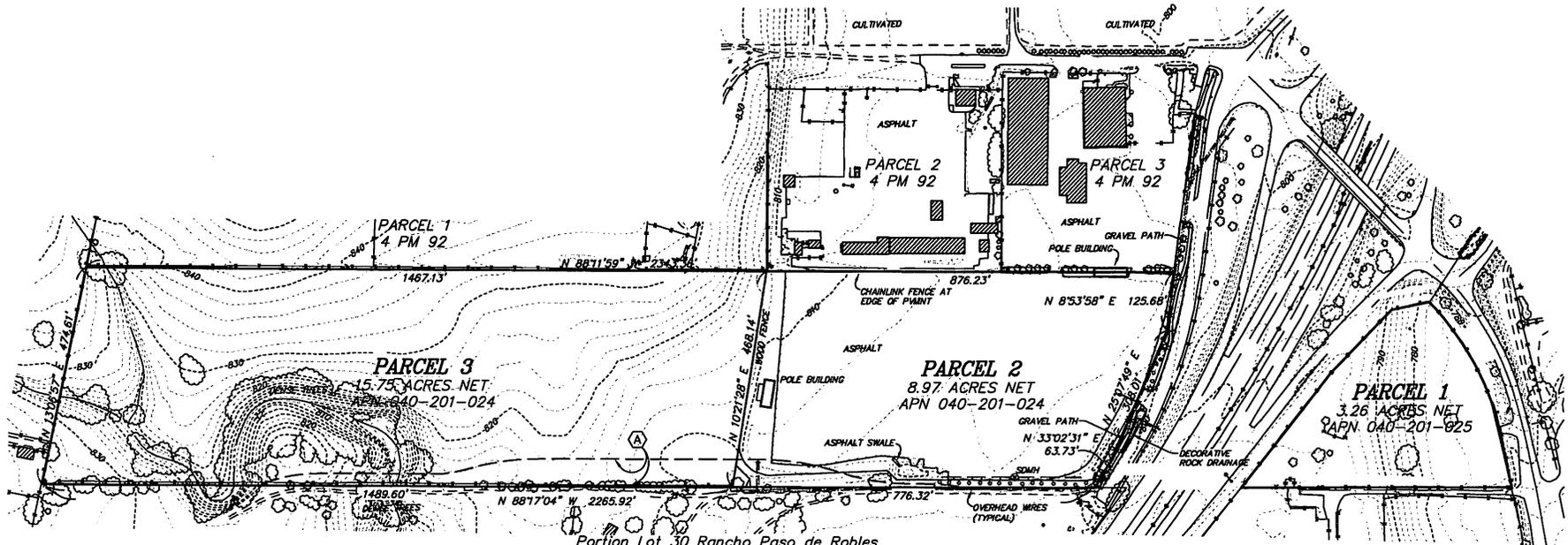
An existing 6 foot tall fence surrounds the lumber yard. There is a 10 foot landscaping buffer between the property line and the fence on the east and south property line. A cobblestone wall exists along the eastern property line facing Highway 101. A solid wood fence exists along the southern property line facing the residential properties. The above mentioned fencing is consistent with Planning Area Standards and Templeton Community Design Plan

Color and Architectural Design

The proposed pole barn structures include non-reflective, muted green metal siding and standing seam metal roof. Natural wood siding will be used to accent the upper portion of the walls to articulate the change from upper walls to roofing. The intent of the pole barns is to screen the lumberyard material stored on site from public view. Pole barns on the interior will not include side walls. Pole barns on the perimeter of the property will include side walls to mitigate noise and visual impacts. The above mentioned scheme is consistent with existing structures to the north, Planning Area Standards, and Templeton Community Design Plan.

Drainage

Two existing detention basins exist on site to collect and store stormwater for later release offsite. The conditions of the previously approved CUP required the retention basins be expanded by 18,515 cubic feet. This work was completed under grading permit PMT2009-01303 and finalized on 6/27/2012. The proposed project will not create any additional impervious surfaces, therefore there will be no additional drainage impacts on the site.



Portion Lot 30 Rancho Paso de Robles
A M B 164

PROJECT INFORMATION

1. OWNER:

Mr. COLIN WEYRICK
P.O. Box 688
TEMPLETON, CA 93465

2. STATISTICS:

EXISTING PARCELS:		
A.P.N. 040-201-024	24.72	AC. GROSS
A.P.N. 040-201-025	3.26	AC. GROSS
PROPOSED PARCELS		
PARCEL 1	3.26	AC. GROSS
PARCEL 2	8.97	AC. GROSS
PARCEL 3	15.75	AC. GROSS

TITLE REPORT # 4001-4659633

**VESTING TENTATIVE
PARCEL MAP
CO 14-0057**

APN 040-201-024 & 025
Being portions of Lot 30
of the Rancho Paso de Robles
in the County of San Luis Obispo,
State of California.



P.O. BOX 299
SAN LUIS OBISPO, CA 93406
(805) 781-9296

Easement Notes:

An easement for gas pipeline disclosed in document recorded September 5, 1929 in Book 73, at Page 166 of Official Records. Said easement covers the entire project site.

(A) Irrevocable & Perpetual Offers of Dedication for an easement for road purposes recorded January 11, 2008 as Document #2008-001622 and recorded August 8, 2008 as Document #2008-041090, and Reciprocal Access Easement recorded August 8, 2008 as Document #2008-041089, and Grant of Easement to Southern California Gas Company for pipeline purposes recorded March 27, 2009 as Document #2009-014887, also easement for access and utilities recorded August 8, 2008 as Document #2008-042834, all of Official Records.

Unplottable Easement:

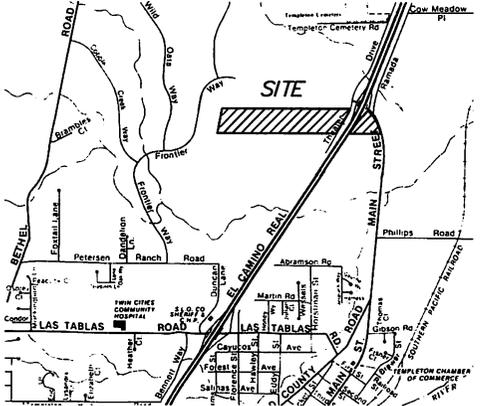
An easement for gas pipeline as disclosed in document recorded August 29, 1929 in Book 73, at Page 78 of Official Records. Said easement runs from the south to the north boundaries of Lot 30 of the Rancho Paso de Robles, but the exact location is indeterminate.

Proposed Uses:

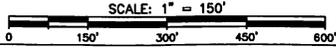
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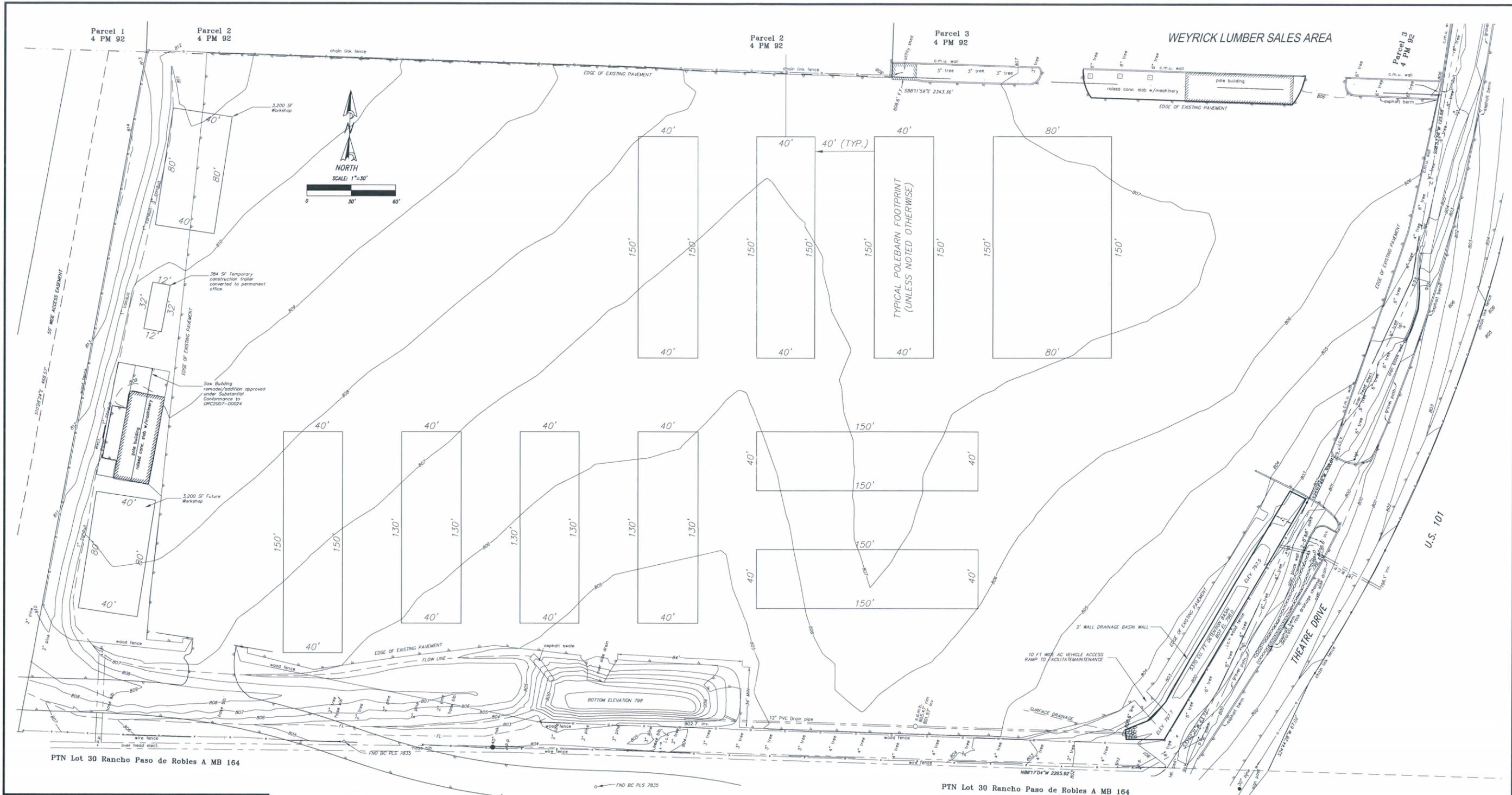
Parcel 2: Commercial Service (per Case No. G020007M); water service T.C.S.D.

Parcel 3: Rural Residential / Commercial; water service T.C.S.D.

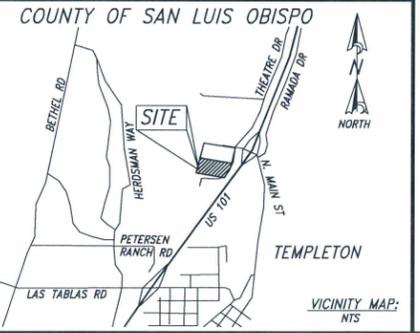
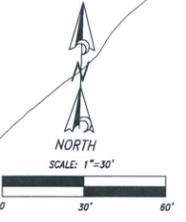


VICINITY MAP





WEYRICK LUMBER SALES AREA



SITE PLAN



AT GeoSystems
 Civil Engineers Land Surveyors
 3590 Sacramento Dr, Suite 110, San Luis Obispo, CA 93401
 (805) 781-9296 atgeosys.com

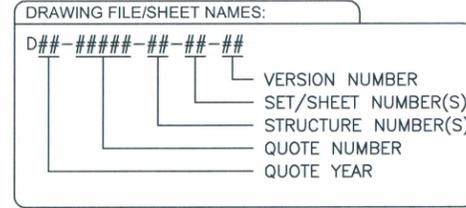
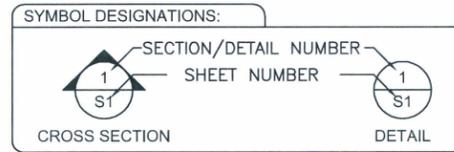


WEYRICK LUMBER CO. TEMPLETON, CA.

PROJECT DESCRIPTION: SHEDS #1, #2 & #3 4-VIEW SHEETS

DRAWING ABBREVIATIONS:

TYP.	TYPICAL
O.A.L.	OVERALL LENGTH
SIM.	SIMILAR
SL	STEEL LINE
CL	CENTERLINE
T.O.B	TOP OF BEAM
B.O.B	BOTTOM OF BEAM
T.O.A	TOP OF ARM
T.F.F	TOP OF FINISH FLOOR
C/C	CENTER TO CENTER
O/C	OUT TO CENTER



PRINT SCALES:

PRINT SCALE	SHEET SIZE
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FULL SCALE	34x22 (ANSI D)
1/2 SCALE	17x11 (ANSI C)
NO SCALE	11x8.5 (ANSI A)

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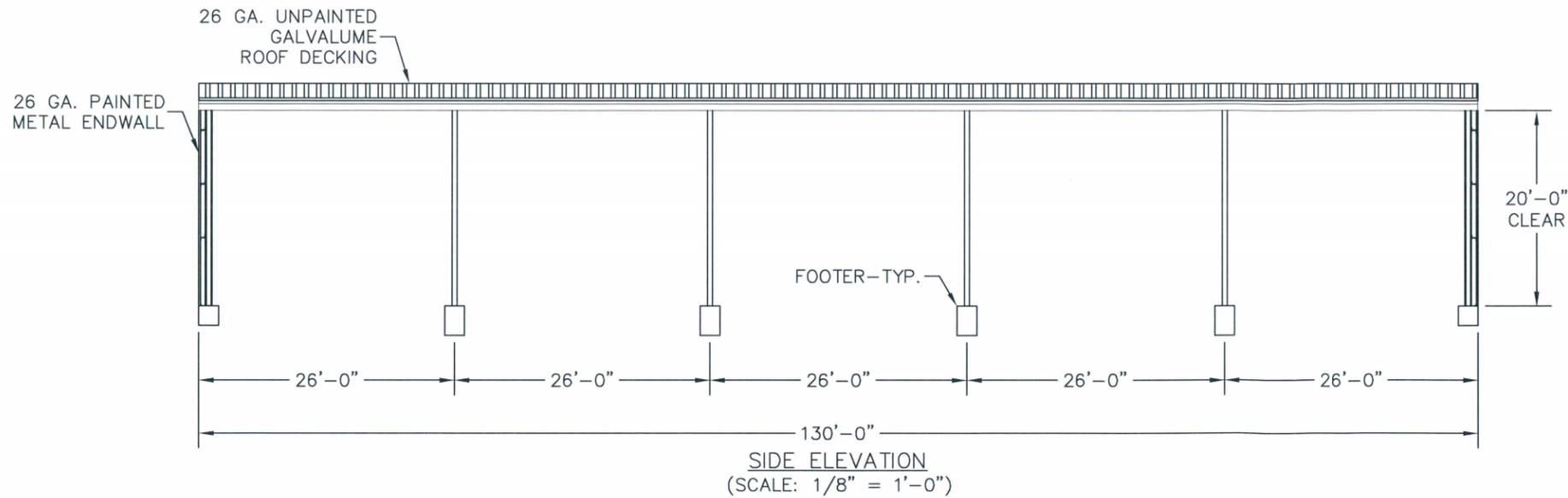
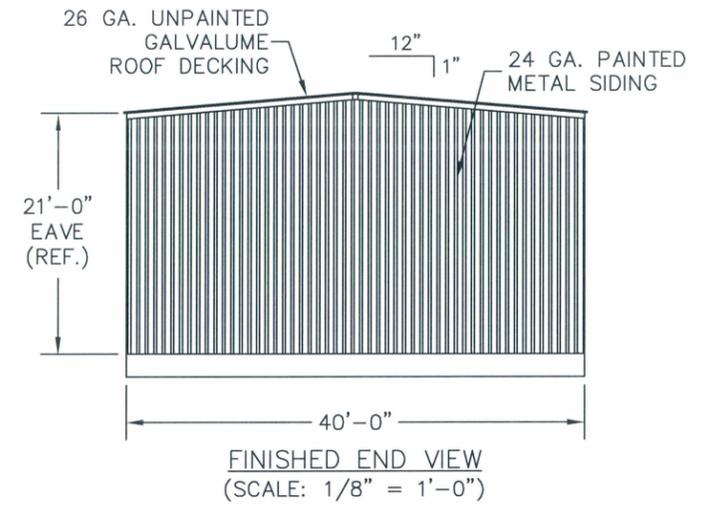
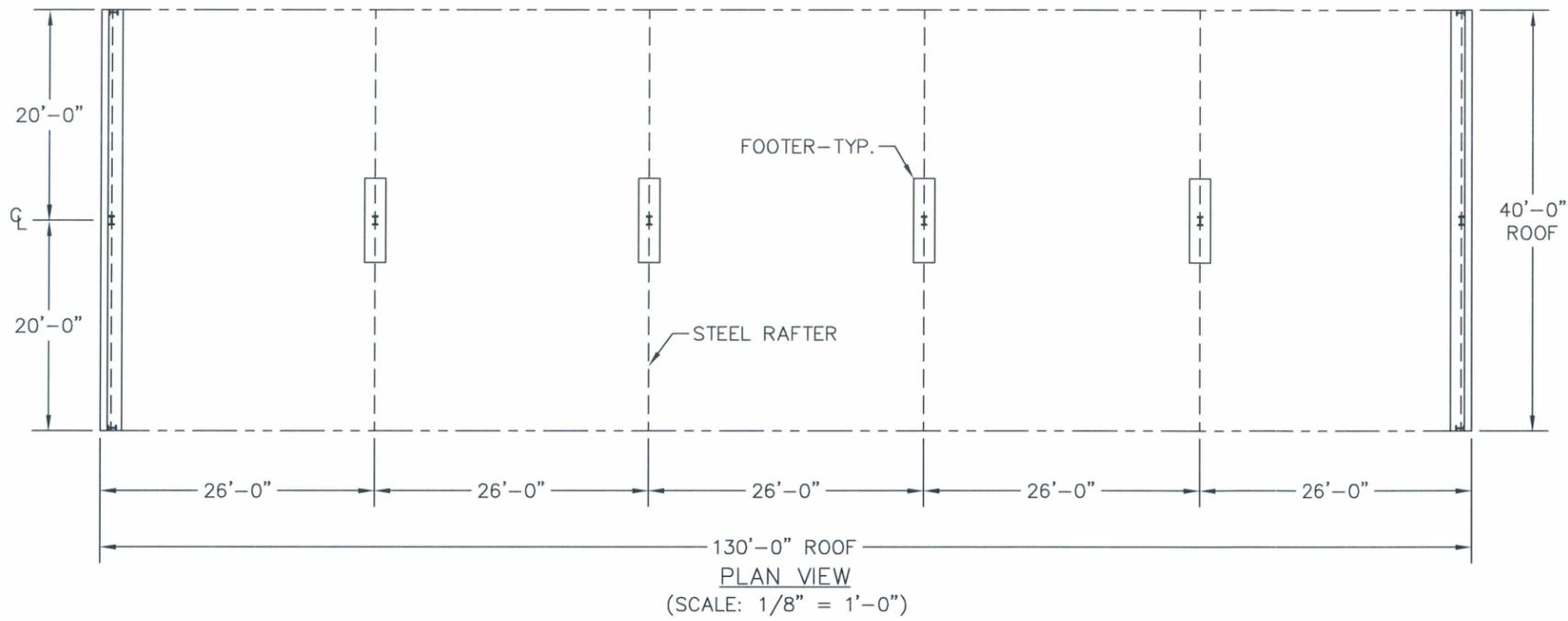
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02	SHED #1 4-VIEW SHEET
03	SHED #2 4-VIEW SHEET
04	SHED #3 4-VIEW SHEET

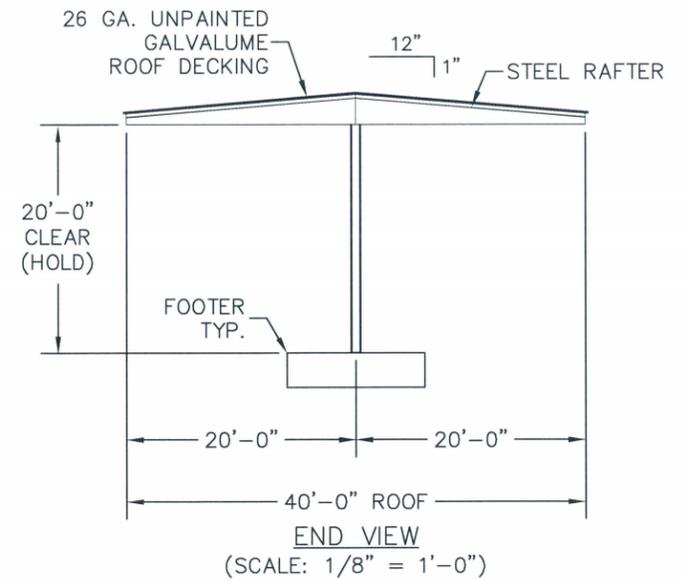
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SHEET/SET FILE NO: D13-08925-00-01-00.dwg	PROJECT NUMBER: Q13-08925		
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(PH) 800.353.0892 (FAX) 770.569.9944
www.CT-Darnell.com | www.Sunbelt-Rack.com

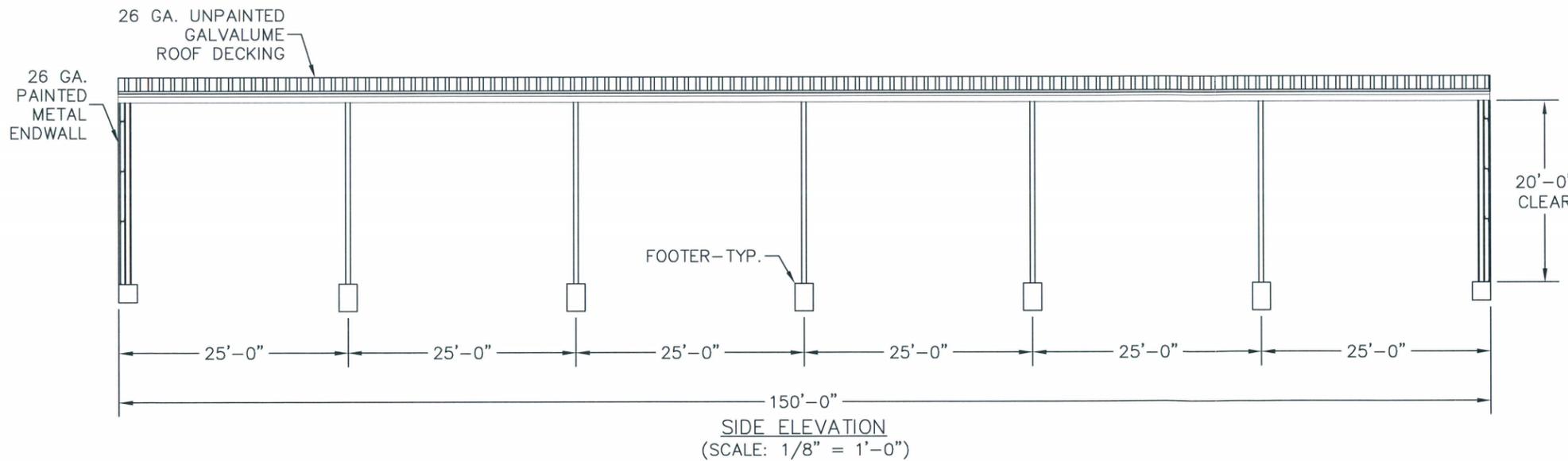
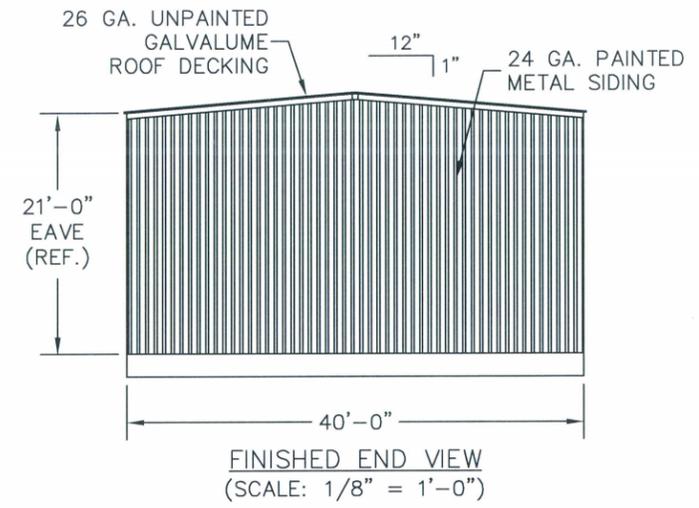
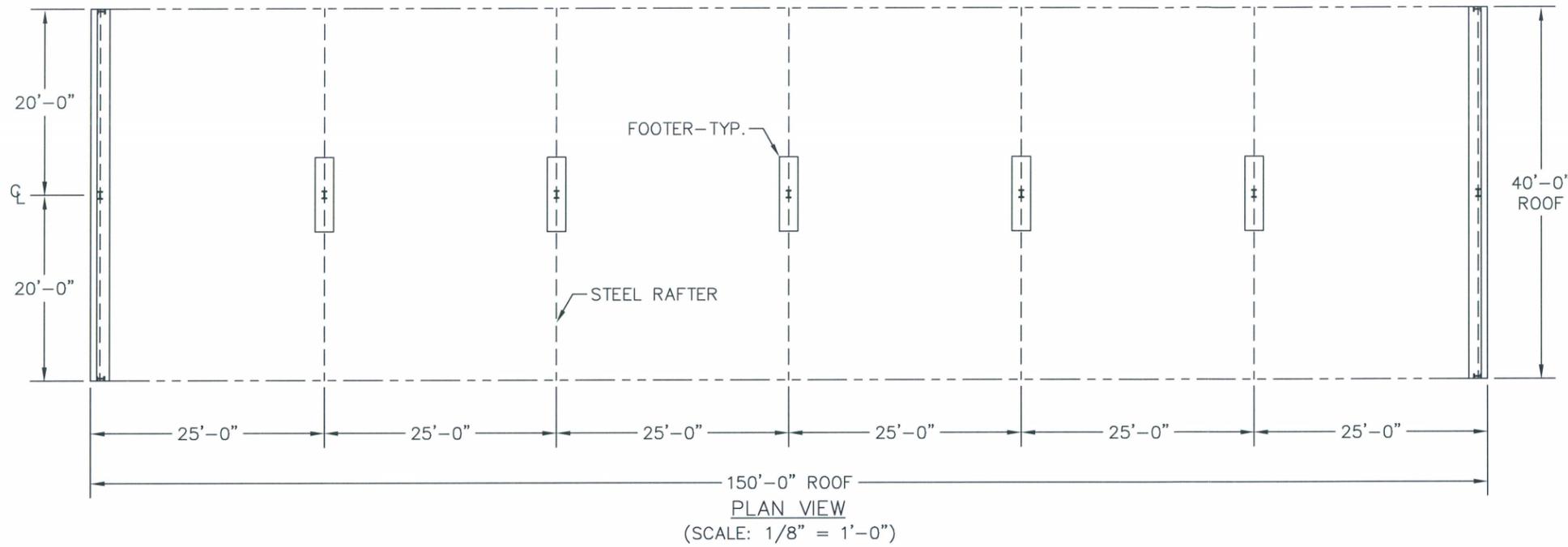


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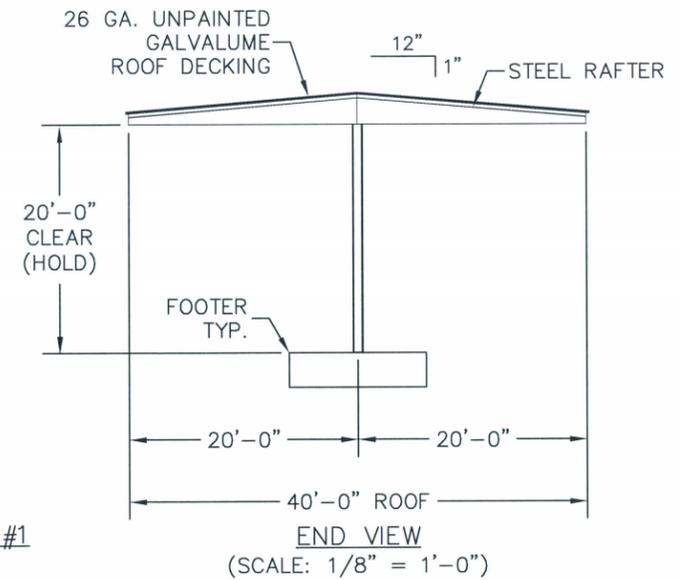


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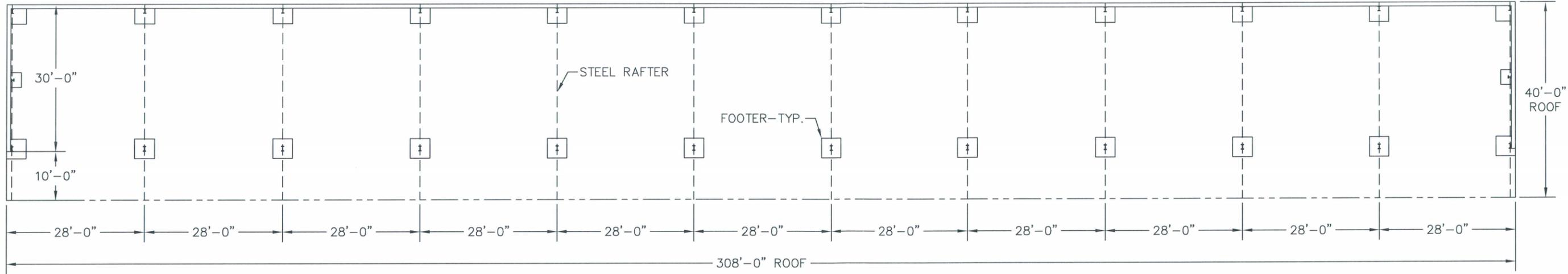
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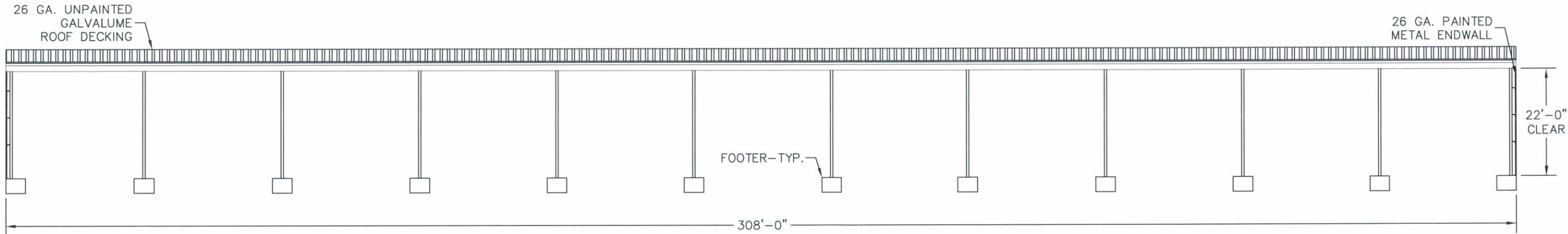
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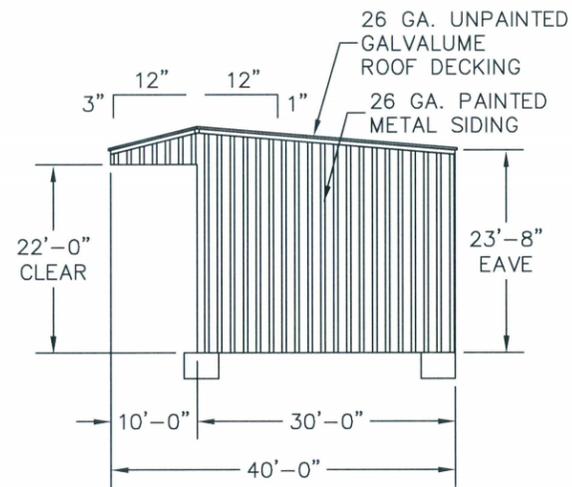
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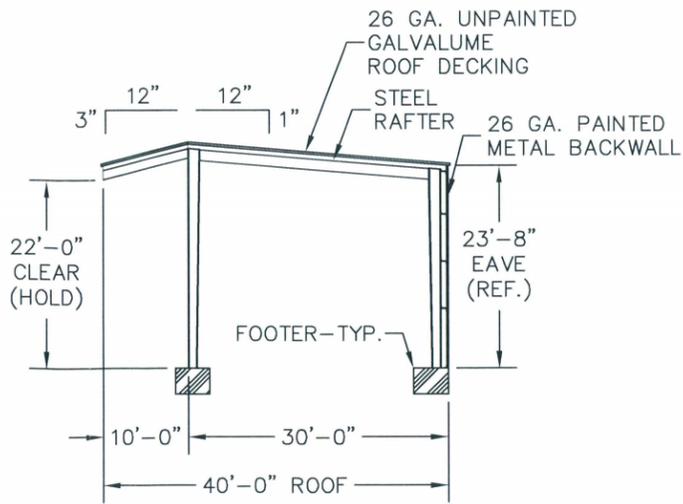


308'-0"
 SIDE ELEVATION
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FINISHED END VIEW
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SHED #3



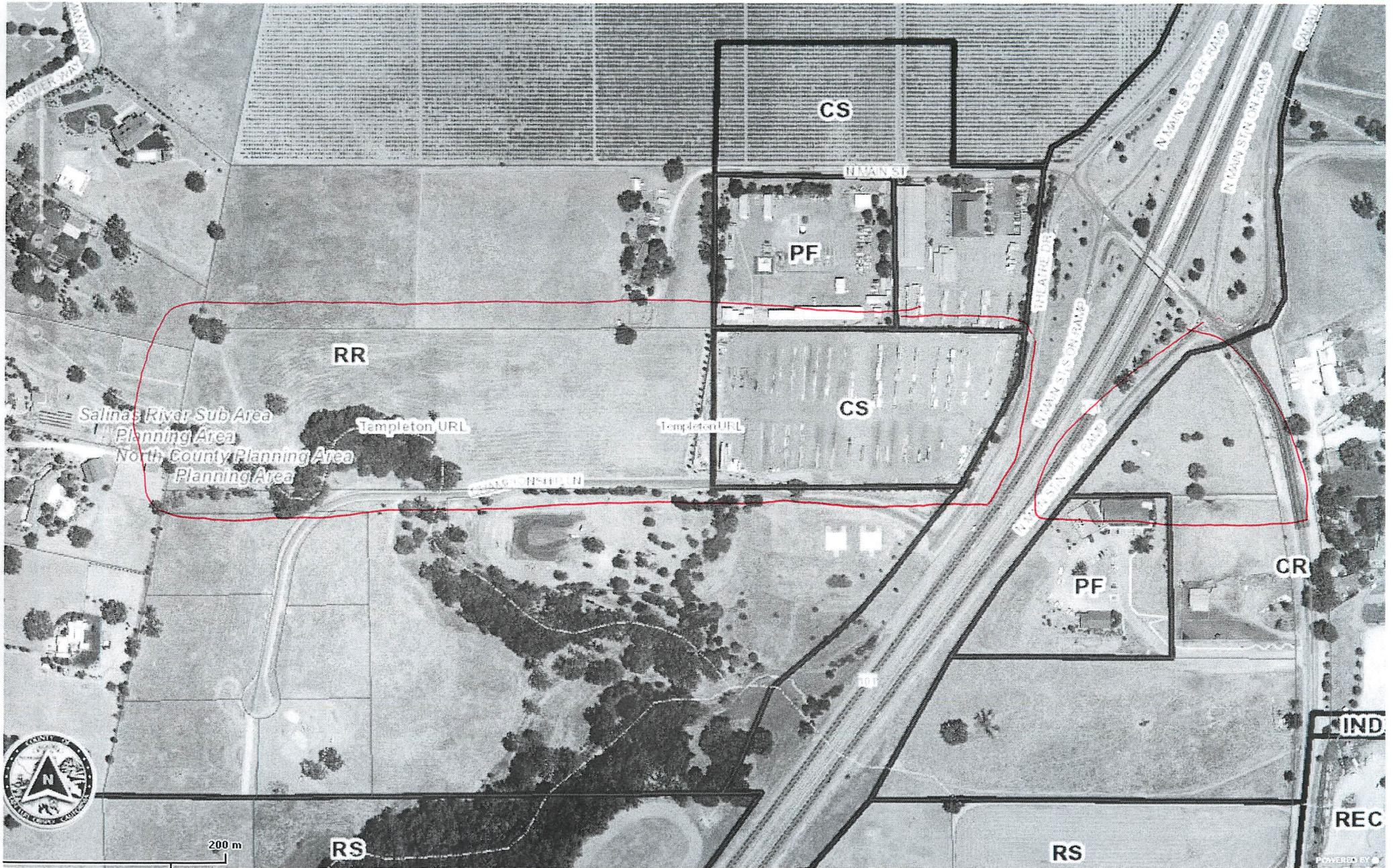
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8/8/2013 10:27 AM





Parcel Summary Report For Parcel # 040-201-024

8/25/2014
1:31:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN WEYRICK COLIN G
 PO BOX 688 TEMPLETON CA 93465-0688
OWN WEYRICK CANDACE L

OWN WEYRICK COLIN & CANDACE FAMILY TRUS

Address Information

<u>Status</u>	<u>Address</u>
P	00280 CHAMPIONSHIP LN TEMP
P	00320 CHAMPIONSHIP LN TEMP
P	04685 THEATRE DR TEMP

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
RHOPR	0000	30P	Templeton	North County I RR		CS		Y	L2	

Parcel Information

Status Description

Active RHO PR PTN LT 30

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
AREA NO. 21
NO. 05



Parcel Summary Report For Parcel # 040-201-024

8/25/2014
1:31:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

TEMPLETON

Case Information

Case Number:

Case Status:

DRC2007-00024 APV Primary Parcel

Description:

CONDITIONAL USE PERMIT FOR EXPANSION OF EXISTING LUMBER YARD TO MEET CONDITION OF GPA

G020007M HRG Primary Parcel

Description:

REQUEST TO CHANGE THE LAND USE CATEGORY FROM RESIDENTIAL RURAL TO COMMERCIAL SERVICE ON AN EIGHT-ACRE PORTION OF A 25-ACRE PARCEL

PMT2005-03493 FNL Primary Parcel

Description:

POWER FOR AG WELL -200 AMPS 30-60 HP

PMT2009-01303 FNL Primary Parcel

Description:

AS BUILT MINOR GRADING FOR LUMBER YARD - ENG ERIC GOBLER****RTB*** (2) AREAS OF WORK, REMEDIAL DRAINAGE IMPROVEMENTS & GRADING FOR STORAGE PAD. REMEDIAL WORK IS REQUIRED FOR DRAINAGE IMPROVEMENTS. ONCE THE REMEDIAL WORK IS COMPLETE THE ENGINEER SHALL CERTIFY THE WORK PRIOR TO PERMIT FINAL. THE GRADING FOR THE STORAGE PAD OF 2,500 CY OF CUT & FILL WAS CERTIFIED PRIOR TO ISSUANCE.

PMT2013-02342 RVW Primary Parcel

Description:

RESTROOM & OFFICE ADDITION (600 SF) TO COMMERCIAL BARN FOR LUMBER YARD, INCLUDES SEPTIC SYSTEM, RELOCATE SAW COLLECTOR. WUI NR AS ADDITION TO EXISTING.(PMT2013-02343 - TEMPORARY TRAILER TO BE USED DURING CONSTRUCTION OF PERMANENT OFFICE) (DRC2007-00024)

PMT2013-02343 RVW Primary Parcel

Description:

TEMPORARY OFFICE (384 SF) 2001 FLEETWOOD (32' X 12") ON ENGINEERED TIE DOWN SYSTEM (ETS-107G) TO BE USED DURING CONSTRUCTION OF PERMANENT OFFICE (PMT2013-02342) FOR LUMBER YARD - ELECTRICAL ONLY, NO GAS, WATER OR SEWER CONNECTIONS (DRC2007-00024). SPRINKLERS NR.

PRE2006-00160 REC Primary Parcel

Description:

600 NORTH MAIN, TEMPLETON

S020126P INH Primary Parcel

Description:

SUBDIVIDE PROPERTY INTO 2 PARCELS



Parcel Summary Report For Parcel # 040-201-024

8/25/2014
1:31:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2014-00015

REC

Primary Parcel

Description:

3 LOT PARCEL MAP AND CUP TO ALLOW CONSTRUCTION OF 10 POLE BARN COVERED STRUCTURES AND 2 WORKSHOPS

G000017F

CMP

Related Parcel

Description:

LAFCO REFERRAL-TCSD ANNEX #18

G960004F

CMP

Related Parcel

Description:

LAFCO REFERRAL - TCSD ANNEX 15 - ISLAND



Parcel Summary Report For Parcel # 040-201-025

8/25/2014
1:32:08PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN WEYRICK COLIN G
 PO BOX 688 TEMPLETON CA 93465-0688

OWN WEYRICK CANDACE L

OWN WEYRICK COLIN & CANDACE FAMILY TRUS

Address Information

<u>Status</u>	<u>Address</u>
	00000 MAIN ST TEMP

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
RHOPR	0000	30P	Templeton	North County I CR				Y	L2	G870029M

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO PR PTN LT 30

Notes

Tax Districts

TEMPLETON
 SAN LUIS OBISPO JT(27,40)
 TEMPLETON PUBLIC
 AREA NO. 21
 NO. 05
 TEMPLETON



Parcel Summary Report For Parcel # 040-201-025

8/25/2014
1:32:08PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

G870029M INA Primary Parcel

Description:

LU CHANGE RES SUBURBAN TO CROR CS

G000017F CMP Related Parcel

Description:

LAFCO REFERRAL-TCSD ANNEX #18

G020007M HRG Related Parcel

Description:

REQUEST TO CHANGE THE LAND USE CATEGORY FROM RESIDENTIAL RURAL TO COMMERCIAL SERVICE ON AN EIGHT-ACRE PORTION OF A 25-ACRE PARCEL

G960004F CMP Related Parcel

Description:

LAFCO REFERRAL - TCSD ANNEX 15 - ISLAND

SUB2014-00015 REC Related Parcel

Description:

3 LOT PARCEL MAP AND CUP TO ALLOW CONSTRUCTION OF 10 POLE BARN COVERED STRUCTURES AND 2 WORKSHOPS